Karen Johnson Davidson County
Batch# 927453 DEEDWARR
10/11/2022 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,045.25
20221011-0111296

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10173-64

ADDRESS NEW OWNER:
Melina Hanson
2309 Patrick Avenue
Old Hickory, TN 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Legacy Home Loans, LLC
DBA Steadfast Mortgage
4004 Hillsboro Pike, Suite 216 B
Nashville, TN 37215

Parcel ID:
044-09-0B-064-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ethan Reed Brown, a single man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Melina Hanson, unmarried woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Unit No. 64, Phase 1 on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402 and 20200166-0005698, and Attorney's Certificate in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the First Amendment of record in Instrument No. 20190627-0062402, Register's Office for Davison County, Tennessee, for a more complete identification and description of said unit.
>
> Being the same property conveyed to Ethan Reed Brown, a single man by Deed dated March 12, 2021 from Craighead Partners, LLC, a Tennessee limited liability company, of record in Instrument Number 20210315-0033736, Register's office for Davidson County, Tennessee.

This is improved property known as 2309 Patrick Avenue, Old Hickory, TN 37138. Possession is to be given on October 7, 2022.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 7th day of October, 2022.

Ethan Reed Brown

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ethan Reed Brown,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of October, 2022.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/25

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$282,500.00**.

AFFIANT

Subscribed and sworn to before me on this 7th day of October, 2022.

NOTARY PUBLIC

My Commission Expires:
6/22/24

AMBER L. WHISNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Amber Whisner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 7, 2022 (date of document).

Amber Whisner
Affiant Signature

October 11, 2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 11 day of October, 2022.

Kelly Dorsey
Notary's Signature

MY COMMISSION EXPIRES: 2.22.25

NOTARY'S SEAL

Kelly Dorsey
State of Tennessee Notary Public
Rutherford County